

MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
MONDAY, April 21, 2014
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin (Chairman), B. Chandy (7:00 – 8:20 p.m.), R. Hall, K. Holt, G. Lewis, P. Plante (7:00 – 9:28 p.m.), B. Pociask (7:00 – 9:28 p.m.), K. Rawn, B. Ryan
Alternates present: V. Ward
Alternates absent: P. Aho, S. Westa
Staff Present: Linda Painter, Director of Planning and Development;
Curt Hirsch, Zoning Agent
Jennifer Kaufman, Natural Resources and Sustainability Coordinator

Chairman Goodwin called the meeting to order at 7:00 p.m., and appointed Ward to act if needed.

Approval of Minutes:

a. March 17, 2014 Meeting

Rawn MOVED, Chandy seconded, to approve the 03-17-14 minutes as written. MOTION PASSED with all in favor except Hall and Pociask, who disqualified themselves. Goodwin noted for the record that she listened to the recording.

b. March 31, 2014 Special Meeting

Hall MOVED, Ryan seconded, to approve the 03-31-14 minutes as written. MOTION PASSED with all in favor except Pociask, who disqualified himself.

Zoning Agent's Report: Noted.
Noted.

New Business:

a. 8-24 Referral: Acceptance of Storrs Center Streets (Bolton Road Extension, Royce Circle, Wilbur Cross Way, Charles Smith Way)

Holt MOVED, Ryan seconded, that the PZC notify the Town Council that the proposed acceptance of Bolton Road Extension, Royce Circle, Wilbur Cross Way and Charles Smith Way as town streets is consistent with the approved Storrs Center Master Plan. MOTION PASSED UNANIMOUSLY.

Public Hearings:

Application to Amend the Zoning Map; Storrs Center Alliance, LLC, applicant, (File #1246-19)

Chairman Goodwin opened the Public Hearing at 7:05 p.m. Members present were Goodwin, Chandy, Hall, Holt, Lewis, Plante, Pociask, Rawn and Ryan, and alternate Ward. Ward was not appointed to act. Linda Painter, Director of Planning and Development read the legal notice as it appeared in The Chronicle on 4-8-14 and 4-16-14 and noted a 4/21/14 memo from the Director of Planning and Development.

Attorney Thomas Cody, Robinson and Cole and Caroline Krasnow, Walker Parking Associates, were present to discuss their client's application to amend the Zoning Map only as it relates the Master Parking Study.

Attorney Cody explained the application and reviewed the counts conducted by Central Parking and analyzed by Walker Parking Associates.

Krasnow presented her credentials and discussed her conclusions regarding the commercial figures in the Master Parking Study. She stated her opinion that while these counts are still accurate, the residential

numbers are too high and the medical office rate is too low. Taking all of this into consideration, she opined that the next phase of development will not require the number of parking spaces originally planned.

Attorney Cody presented conceptual renderings of a ground level parking lot holding 91 spaces and a two level parking deck holding 182 spaces. Cody stated that although the applicant has taken into consideration future need and does not think it necessary at this time, a deck can be added in the future to the ground-level lot if it is needed.

Matthew Hart, Town Manager, Member of the Downtown Partnership, Chair of the Traffic Authority and Director of Public Safety, distributed a 4-21-14 memo and summarized his comments in favor of the application.

Howard Kaufman, President of Leyland Alliance, provided some clarification on the number of parking spaces available in Storrs Center at completion of all portions of Phase 1 & Phase 4, the number of residential tenants and area of the commercial spaces.

Elizabeth Wassmundt, Town Council Member, requested clarification as to who will pay for the parking garage or the surface-area parking?

****Chandy left at 8:20 p.m. and Ward was appointed to act for the remainder of the meeting.**

Cody noted that unlike Phase 1, the developer will pay for the new parking area, whether it is a surface lot or deck parking.

The Commission extensively questioned the applicant regarding current parking requirements, plans for future development, concern for the target market of the new apartments and potential need for more spaces than currently planned.

The Chairman noted no further questions or comments from the Commission or public. Hall MOVED, Pociask seconded, to close the Public Hearing at 8:21 p.m. MOTION PASSED UNANIMOUSLY.

Old Business:

a. Pre-Application Discussion Requests

Painter reviewed the Draft Policies and Procedures dated 4/21/2014, and after discussion, it was agreed that Painter will make further revisions based on tonight's discussion and distribute a revised draft at the next meeting.

b. Application to Amend the Zoning Map; Storrs Center Alliance, LLC, applicant, (File #1246-19)

After discussion, Lewis agreed to work on a draft approval motion and Ward agreed to work on a draft denial motion, both to be distributed to members prior to the next meeting.

New Business Continued:

b. 8-24 Referral: 2014-15 Capital Improvement Budget

Rawn MOVED, Ryan seconded, that the PZC approve, subject to the condition below, the proposed 2014-15 Capital Improvement Budget.

Several items are land-use-regulated and may require PZC and/or IWA approvals before implementation. The PZC respectfully requests that the departments involved with land-use projects coordinate plans with the Director of Planning and Development and Inland Wetlands Agent and that the Commission/Agency

be given adequate time to thoroughly review and act upon final plans for all projects that require PZC or IWA approval. MOTION PASSED with all in favor except Holt who was opposed.

c. Storrs Center Phase 2 Zoning Permit Application

Painter reviewed the layout and renderings for the Phase 2 Zoning Permit Application and noted that the Mansfield Downtown Partnership required Public Hearing is on Wednesday, April 23rd at 7 p.m. in Council Chambers and any comments should be forwarded to her this week so she can write her report.

d. Discussion Regarding Colonial Apartments Expansion (Foster Drive)

Painter updated the Commission on the proposal to expand Colonial Apartments and noted that Windham will hold a Special Permit Public Hearing on the Windham application. The Commission, by consensus, agreed that the Chair should send the Commission's concerns regarding traffic, parking and storm-water drainage to the Windham PZC by letter.

e. Mansfield Tomorrow | Our Plan ▶ Our Future:

The Commission discussed the comments received and proposed revisions to Chapter 6. It was noted that Chapter 7 should be reviewed prior to the Special Meeting on April 29, which will be held at 7 p.m. in Council Chambers.

Reports from Officers and Committees:

None noted.

Communications and Bills: None.

Adjournment: The Chairman declared the meeting adjourned at 10:05 p.m.

Respectfully submitted,

Katherine Holt, Secretary